169.0	0010	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	652,700 / 652,700
					USE VALUE:	652,700 / 652,700
					ASSESSED:	652,700 / 652,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
273		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOYLE STACY A
Owner 2:	
Owner 3:	
Street 1:	273 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BROWN-BIANCO LUCINDA -
Owner 2:	-
Street 1:	273 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	264,200		388,500	652,700
Total Card	0.103	264,200		388,500	652,700
Total Parcel	0.103	264,200		388,500	652,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 523.00 | /Parcel: 523.0

Legal Description

User Acct 112416

GIS Ref

GIS Ref

Insp Date 06/29/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 169.0-0010-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,200	0	4,500.	388,500	652,700	652,700	Year End Roll	12/18/2019
2019	101	FV	220,600	0	4,500.	388,500	609,100	609,100	Year End Roll	1/3/2019
2018	101	FV	227,600	0	4,500.	327,500	555,100	555,100	Year End Roll	12/20/2017
2017	101	FV	227,600	0	4,500.	299,700	527,300	527,300	Year End Roll	1/3/2017
2016	101	FV	227,600	0	4,500.	255,300	482,900	482,900	Year End	1/4/2016
2015	101	FV	215,300	0	4,500.	222,000	437,300	437,300	Year End Roll	12/11/2014
2014	101	FV	215,300	0	4,500.	205,400	420,700	420,700	Year End Roll	12/16/2013
2013	101	FV	215,300	0	4,500.	195,400	410,700	410,700		12/13/2012

!13112!

PRINT

Date	Time
12/11/20	03:07:15

LAST REV

Date	Time
08/08/18	10:50:19

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13112

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN-BIANCO LU	42989-443		6/7/2004		490,000	No	No		
CHAPMAN SCOTT	31447-430		5/30/2000		315,000	No	No		
MUELLER SCOTT	23719-201		9/30/1993		192,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/26/2012	1681	Inter Fi	10,670	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	MEAS&NOTICE	CC	Chris C
4/10/2013	Info Fm Prmt	MM	Mary M
10/18/2008	Meas/Inspect	201	PATRIOT
9/26/2004	MLS	MM	Mary M
8/31/2000	MLS	MM	Mary M
12/13/1999	Meas/Inspect	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	112416
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	7									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	2 - Steel		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99960202
Adj $ / SQ:	168.683
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324512
Depreciation:	60359
Depreciated Total:	264153

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

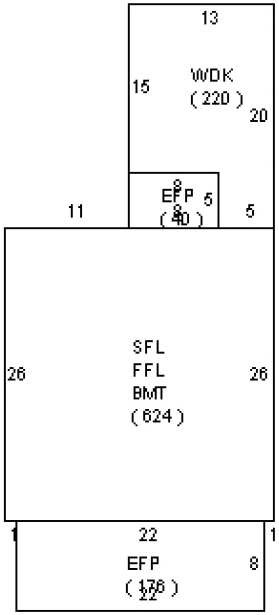
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.68
Special Features:	0	Val/Su Net:	114.47
Final Total:	264200	Val/Su SzAd	211.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	624	50.600	31,577
FFL	First Floor	624	168.680	105,258
SFL	Second Floor	624	168.680	105,258
WDK	Deck	220	10.540	2,319
EFP	Enclos Porch	216	39.810	8,600

Net Sketched Area:	2,308			Total:	253,012
Size Ad	1248	Gross Are	2308	FinArea	1248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

169.0-0010-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: